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BUILDERS MAGAZINE

THE MAGAZINE FOR THE BUILDING & CONSTRUCTION INDUSTRY

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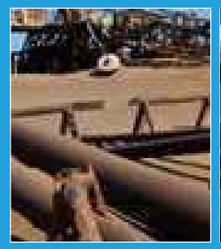
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P.O. Box 664 - 00606 Sarit Centre,
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Tel: +254 020-44 51 422/44 53 089
Telefax :44 51 423
Mobile: +254 722 861 473 / +254 733 859 848
Wireless: +254-020-528 77 29
Email: info@sandpconsult.co.ke, syldon@sandpconsult.co.ke

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LESTO RESIDENCES: REFINING URBAN LIVING IN WESTLANDS

By Builders Magazine | July–August 2026

In Nairobi's rapidly evolving residential landscape, **Lesto Residences** is emerging as a contemporary development focused on combining efficient apartment design, privacy and lifestyle amenities within one of the capital's most connected neighbourhoods. Located on **Ojijo Close, Westlands**, the project comprises a deliberately low-density collection of **96 residences in a 14-storey development**.

A LOW-DENSITY APPROACH

At a time when Nairobi's urban residential market is increasingly characterised by high-density developments, Lesto takes a more measured approach. With only 96 residences, the project is designed to create a more private residential environment while still providing the conveniences associated with modern apartment living.

The development offers **one-bedroom, one-bedroom-plus-study and two-bedroom apartments**, with published sizes ranging from approximately **67 sqm to 105 sqm**, depending on the configuration. The one-bedroom-plus-study layout extends to about 83 sqm, providing additional flexibility for residents who require a home office or multipurpose room.

DESIGNED AROUND EVERYDAY LIVING

A defining feature of Lesto Residences is the attention given to practical details within each home. Apartments incorporate open-plan living and dining areas, contemporary kitchens, balconies and **private in-unit laundry facilities**. Selected layouts also provide two separate balconies, while the two-bedroom apartments include an en-suite master bedroom.

The approach reflects a broader shift in Nairobi residential design: buyers increasingly expect apartments to provide not simply accommodation, but spaces that support working, entertaining, relaxing and everyday family life.

AMENITIES BEYOND THE APARTMENT

Lesto extends its residential concept into the shared spaces. The development is planned with an **indoor swimming pool, equipped gym and rooftop garden**, creating opportunities for exercise, recreation and outdoor relaxation without residents having to leave the development. Other published amenities include a residents' café and bar and a children's play area.



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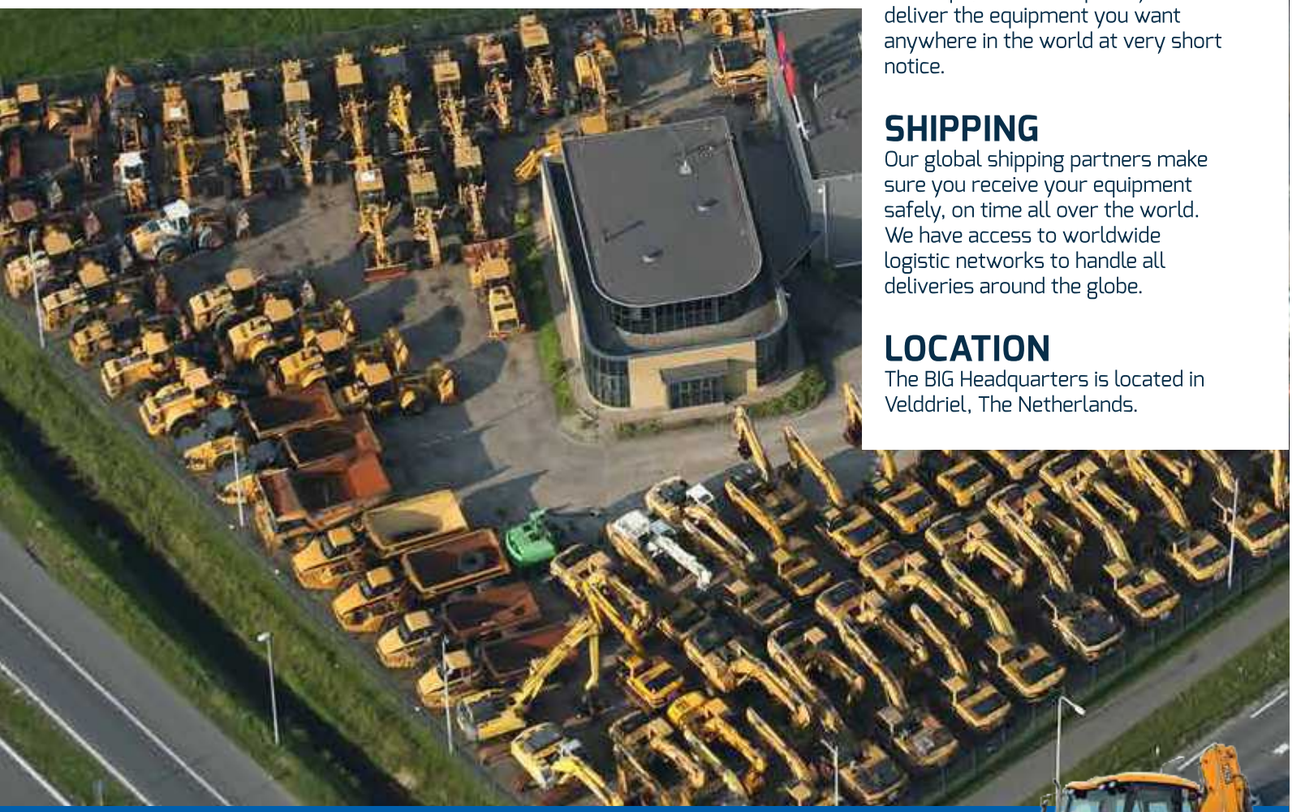
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The indoor pool is particularly notable in a city apartment context, providing an all-weather recreational facility. Meanwhile, the rooftop garden introduces an outdoor communal environment and an opportunity to take advantage of views across the surrounding Westlands area.

CONNECTED TO WESTLANDS

Location is central to the project's proposition. Situated on Ojijo Close, Lesto is positioned close to the commercial, retail, hospitality, education and healthcare facilities that have helped establish Westlands as one of Nairobi's major mixed-use districts.

The developer states that the development is approximately **three minutes by car from GTC**, while property listings also highlight convenient access to shopping centres, sports facilities and hospitals.

This combination of a quieter residential setting with proximity to major urban amenities gives Lesto a distinctly city-oriented character.

SECURITY AND RESIDENTIAL CONVENIENCE

Security and controlled access form another part of the development's planning. Lesto's official project information highlights **24-hour security and controlled gated access**, while current property listings also identify CCTV surveillance and backup power among the development's features.

For residents, these systems are complemented by practical infrastructure such as parking, borehole water and high-speed elevators, contributing to the project's emphasis on convenience.

A PROJECT FOR THE NEXT PHASE OF NAIROBI LIVING

Lesto Residences reflects the changing expectations of Nairobi's apartment market. Rather than relying solely on location or apartment size, the project brings together **low-density planning, contemporary layouts, wellness facilities and shared lifestyle spaces**.

As Westlands continues to develop as a major residential and commercial destination, projects such as Lesto demonstrate how developers are responding to demand for homes that provide both urban connectivity and a sense of privacy.

For **Builders Magazine's July–August 2026 issue**, Lesto Residences represents a useful case study in contemporary urban residential development: a project where architecture, amenities, location and practical apartment planning are brought together to create a modern living environment in the heart of Nairobi.



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KENYA OFFICE
Tel: +254 743 144 046 P.O. Box 214-20116, Gilgil, kenya
EMAIL: info@buildersmagazine.co.ke Website: www.buildersmagazine.co.ke
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CAPELLA RESIDENCY: ELEVATING CONTEMPORARY URBAN LIVING IN WESTLANDS



Exterior view of Capella Residency

Builders Magazine | July–August 2026 | Nairobi, Kenya

Capella Residency is taking shape on **Muthithi Road in Westlands, Nairobi**, as a high-rise residential development designed around the changing expectations of contemporary city living. With its combination of compact and family-oriented apartment layouts, rooftop leisure facilities and proximity to Westlands' commercial and lifestyle destinations, the project illustrates the continuing transformation of Nairobi's established urban neighbourhoods.

The development is being constructed on **L.R. No. 209/15370 and 209/15371**, with an Environmental Impact Assessment describing a scheme comprising **three basement levels and 27 levels above ground**. The approved project concept incorporates residential apartments together with parking, gym facilities, security and landscaped areas.

A VERTICAL RESPONSE TO URBAN DEMAND

Westlands has evolved considerably from its earlier suburban character into one of Nairobi's most prominent mixed-use districts. Corporate offices, shopping centres, hotels, restaurants, healthcare facilities and residential developments now exist within a relatively compact urban environment.

Capella Residency responds to this context through vertical residential development. Rather than spreading accommodation across a large footprint, the project places homes and communal facilities within a high-rise format, allowing residents to remain close to the employment, retail and entertainment opportunities that define the wider Westlands district.

Current project information identifies a mix of **studios, one-bedroom and two-bedroom apartments**. Published layouts include a 43-square-metre studio, one-bedroom options of approximately 56 and 63.5 square metres, and two-bedroom apartments of around 101–102 square metres.

The range gives the development a broad residential profile, accommodating individuals and couples through to smaller households seeking additional living space.

HOMES DESIGNED FOR CITY LIFE

The apartment layouts are centred on efficient use of space. Contemporary open-plan living areas, fitted kitchen concepts, large windows and built-in storage are among the features promoted for the residences.

For compact apartments, spatial efficiency becomes particularly important. The design challenge is not simply to reduce floor area, but to ensure that each square metre contributes to the functionality of the home.

The larger two-bedroom residences provide another dimension, with approximately 100 square metres of accommodation offering additional flexibility for families, shared living or residents requiring dedicated work and personal spaces.

Large windows are also an important component of the residential concept, bringing natural light into the interiors while connecting the apartments visually with the surrounding Nairobi cityscape.

THE ROOFTOP AS A DESTINATION

One of the most distinctive aspects of Capella Residency is the emphasis placed on its rooftop facilities.

The project incorporates a **rooftop swimming pool, rooftop gym with 360-degree glass windows, coffee bar and BBQ area**. Rather than treating the roof simply as a service area, the development uses it as an extension of the residents' lifestyle environment.

The rooftop swimming pool creates a leisure environment elevated above the surrounding neighbourhood, while the glass-walled gym is designed to provide natural light and views across the city.

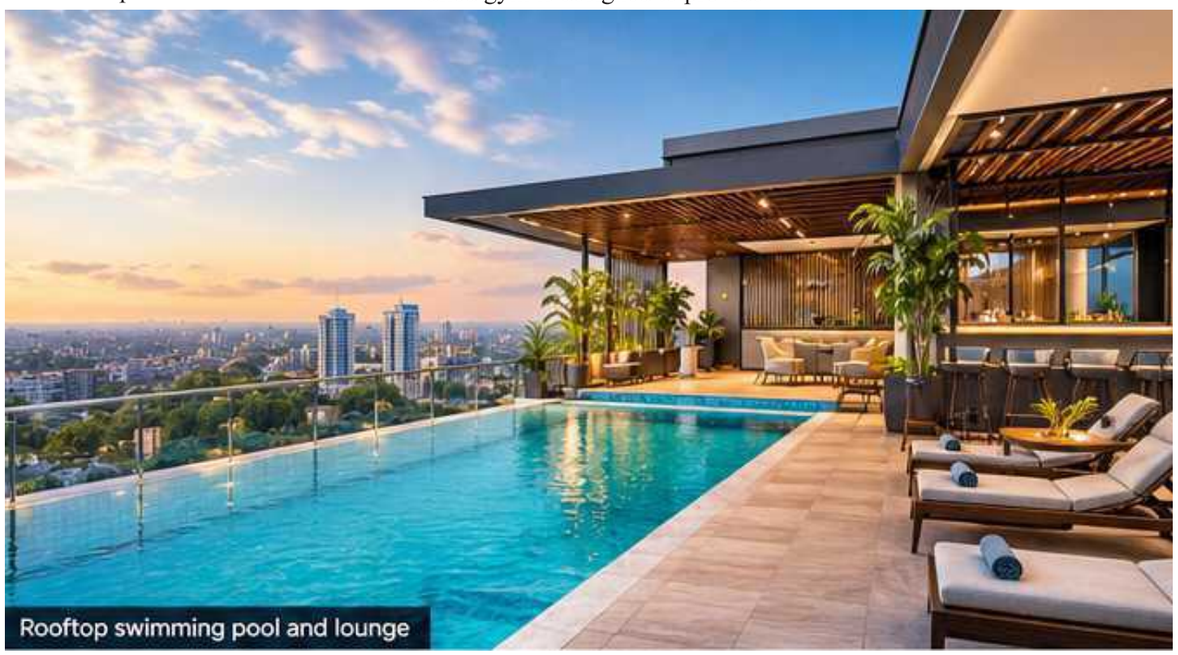
This approach reflects an increasingly common direction in Nairobi residential architecture, where shared amenities are becoming an important part of the identity of apartment developments.

A rooftop coffee and BBQ area further extends the space beyond exercise and recreation. It creates an informal setting where residents can meet, socialise or simply spend time outdoors.

WELLNESS AT THE HEART OF THE DEVELOPMENT

The amenity programme goes beyond the pool and gym. Published project information also identifies a **yoga room, sauna, clubhouse, children's play area, landscaped gardens and terraces** among the facilities planned for the development. A laundromat and restaurant are also listed.

Together, these facilities suggest a residential model in which many daily activities can take place within the development itself.


Rooftop swimming pool and lounge

For a modern urban resident, this can reduce the need to travel for exercise, socialising and recreation while creating opportunities for interaction within the residential community.

PRACTICAL INFRASTRUCTURE

Behind the lifestyle offering is a significant layer of infrastructure intended to support everyday residential operations.

The project information identifies **borehole water supply, backup power generation, CCTV surveillance, intercom systems, electric fencing and manned security**. Parking is provided within the development, with the environmental assessment documenting basement parking as part of the project configuration.

These systems are particularly relevant to high-density urban housing, where reliable utilities, security and efficient vertical circulation are fundamental to the resident experience.

The three basement levels are an important part of the project's engineering response, helping accommodate parking while allowing the above-ground footprint to concentrate on residential and communal functions.

A STRATEGIC WESTLANDS ADDRESS

Capella Residency's location on **Muthithi Road** places it within one of Nairobi's most active urban corridors.

The project is close to major commercial and retail destinations including **GTC and Broadwalk Mall**, while Sarit Centre and Westgate Mall are also within the wider Westlands catchment. Healthcare, hospitality, restaurants and corporate offices further contribute to the area's mixed-use character.

The location also provides access to major transport routes, including Waiyaki Way and the Nairobi Expressway. For residents whose lives are centred around Westlands and the surrounding commercial districts, proximity can be as important as the physical characteristics of the apartment itself.

The development therefore forms part of a broader urban trend: housing that places residents close to employment and services while incorporating recreational facilities within the building.

ARCHITECTURE AND THE CHANGING WESTLANDS SKYLINE

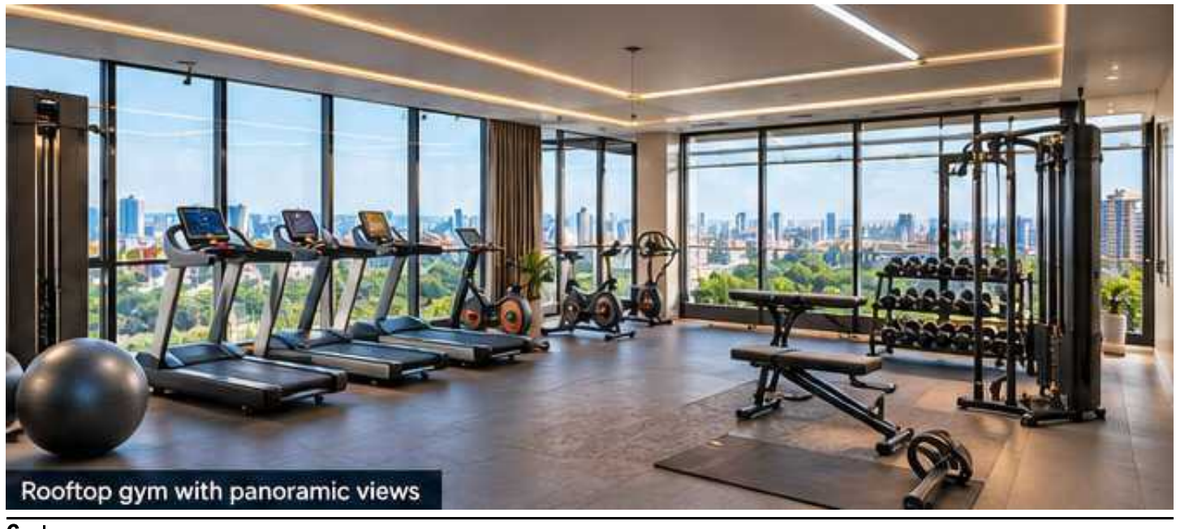
High-rise residential construction has become an increasingly visible component of Nairobi's urban development. Projects such as Capella Residency contribute to the changing architectural identity of Westlands, where new residential towers stand alongside offices, hotels and mixed-use developments.

The vertical format also creates an opportunity to introduce views and elevated communal spaces into the residential experience. At Capella, the rooftop becomes a key architectural and lifestyle component rather than an afterthought.

The combination of glazed communal spaces, landscaped areas, terraces and rooftop amenities demonstrates how residential developments are increasingly being conceived as complete environments rather than collections of individual apartments.

BUILDING FOR A NEW URBAN RESIDENT

The contemporary Nairobi apartment buyer is not necessarily looking only for additional floor


Rooftop gym with panoramic views

Convenience, connectivity, security, wellness facilities and communal environments increasingly form part of the residential brief.

Capella Residency responds to this broader definition of home through its mixture of apartment sizes and shared amenities.

The studio provides a compact urban option, while the one-bedroom layouts offer additional separation between living and private spaces. The larger two-bedroom homes provide a more conventional family-oriented configuration.

This range allows the development to serve different patterns of urban occupation while maintaining a common set of shared facilities.

FROM RESIDENCE TO LIFESTYLE

Perhaps the most notable feature of Capella Residency is the way the project brings together **residential accommodation, wellness, recreation and social spaces**.

The rooftop pool and gym establish a wellness component. The coffee bar and BBQ area provide social space. The children's play area and landscaped gardens address family use, while the clubhouse and other communal facilities create additional opportunities for interaction.

At the apartment level, contemporary layouts and natural light focus on everyday comfort.

At the building level, security, parking, water and power infrastructure address reliability.

And at the neighbourhood level, the Muthithi Road location connects the development to one of Nairobi's established commercial and lifestyle centres.

A PROJECT REFLECTING NAIROBI'S NEXT RESIDENTIAL CHAPTER

Capella Residency provides an illustration of how Nairobi's residential sector is responding to a more urban, connected and amenity-driven way of living.

Its proposed **27 levels above ground**, extensive basement accommodation and diverse apartment mix establish the development as a significant vertical addition to Muthithi Road.

More importantly, the project demonstrates the growing importance of shared environments in residential design. The rooftop pool, panoramic gym, coffee and BBQ area, landscaped spaces and wellness facilities transform communal areas into destinations in their own right.

As Westlands continues to mature into a highly integrated commercial and residential district, developments such as Capella Residency are helping redefine what an urban home can offer: **a private residence, access to amenities, connection to the city and a lifestyle environment within one address.**


Residents' clubhouse

LANDSCAPED GARDENS | 24/7 SECURITY


Elegant bedroom

ROOFTOP POOL | GYM


Spacious living and dining area


Modern fitted kitchen

STUDIOS | 1 BEDROOM | 2 BEDROOM APARTMENTS

MUTHITHI ROAD, WESTLANDS

BAHARI STARLET APARTMENTS



A CONTEMPORARY NEW ADDRESS TAKING SHAPE IN KILELESHWA

Location: Tabere Crescent/Lane, o ffOloitoktok Road, Kileleshwa, Nairobi
Development: Residential apartments
Accommodation: Studios, 1- and 2-bedroom residences
Status: Under construction
Completion: Published project dates range from December 2026 to early 2027

Bringing Contemporary Urban Living to Kileleshwa

Kileleshwa has steadily evolved into one of Nairobi's most recognisable residential neighbourhoods, combining a quieter, leafy environment with convenient access to the city's major commercial and lifestyle districts. It is within this established setting that **Bahari Starlet** is taking shape along Tabere Crescent/Lane, o ffOloitoktok Road.

Designed as a contemporary high-rise residential development, Bahari Starlet responds to the changing expectations of Nairobi's urban homeowner and modern tenant. Its proposition is centred on practical apartment layouts, contemporary finishes and a selection of shared amenities intended to bring everyday convenience closer to home.

Property information published by the project's marketing channels and current listings describes a development comprising studio, one-bedroom and two-bedroom residences, with commonly published layouts ranging from approximately 43 sqm studios and 48–60 sqm one-bedroom apartments to 90 sqm two-bedroom homes.

The development is particularly notable for its location. Tabere Crescent places residents within reach of established shopping, dining, education, healthcare and business destinations in Kileleshwa, while providing connections towards Kilimani, Lavington, Westlands and Nairobi's central business district.







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Architecture for Modern City Living

At the heart of Bahari Starlet is an approach to residential design that places emphasis on efficient use of space and a contemporary urban aesthetic.

The apartment layouts are described as open-plan, with large windows intended to bring natural light into the living spaces. Published property information also highlights fitted kitchen cabinetry, modern bathroom fittings and balconies as important elements of the residences.

For today's urban resident, these details are increasingly important. The home is no longer simply a collection of rooms; it is expected to accommodate working, entertaining, relaxing and everyday family life within a relatively compact footprint.

The one-bedroom apartments provide an efficient option for individuals and couples, while the larger two-bedroom residences provide additional flexibility for families, professionals requiring a home office or buyers seeking a larger residential format.

The project is described in current listings as an 18-storey development, with inventory information identifying two blocks and a range of apartment configurations.

Designed Around Everyday Convenience

A defining element of Bahari Starlet is the inclusion of amenities within the residential environment.

The published amenity schedule includes a swimming pool, fully equipped gym, high-speed elevators, borehole water supply, backup power, intercom facilities and 24-hour security with CCTV surveillance. Other current listings also identify a rooftop area and children's play facilities.

These facilities reflect the growing importance of lifestyle infrastructure in Nairobi's apartment market. Residents increasingly expect developments to provide spaces for fitness, recreation and social interaction rather than relying entirely on facilities outside the home.


Swimming pool – artist's impression

PROJECT AT A GLANCE

- **Development**
  18 Storeys
- **Accommodation**
  1 & 2 Bedroom Apartments
- **Key Amenities**
  Swimming Pool | Gym
  High-speed Lifts | CCTV & Security
- **Utilities**
  Borehole Water | Backup Power
- **Status**
  Under Construction
- **Completion**
  Expected 2026/2027


Modern gym – artist's impression

The swimming pool creates a dedicated leisure environment, while the gym provides an opportunity for residents to incorporate exercise into their daily routines without leaving the development. High-speed elevators, reliable water provision and backup power address the practical side of high-rise living.

Security has also been incorporated into the development's specification, with published information referring to manned security, CCTV surveillance and controlled access/intercom systems.

A Location Connected to Nairobi

One of Bahari Starlet's principal characteristics is its Kileleshwa setting.

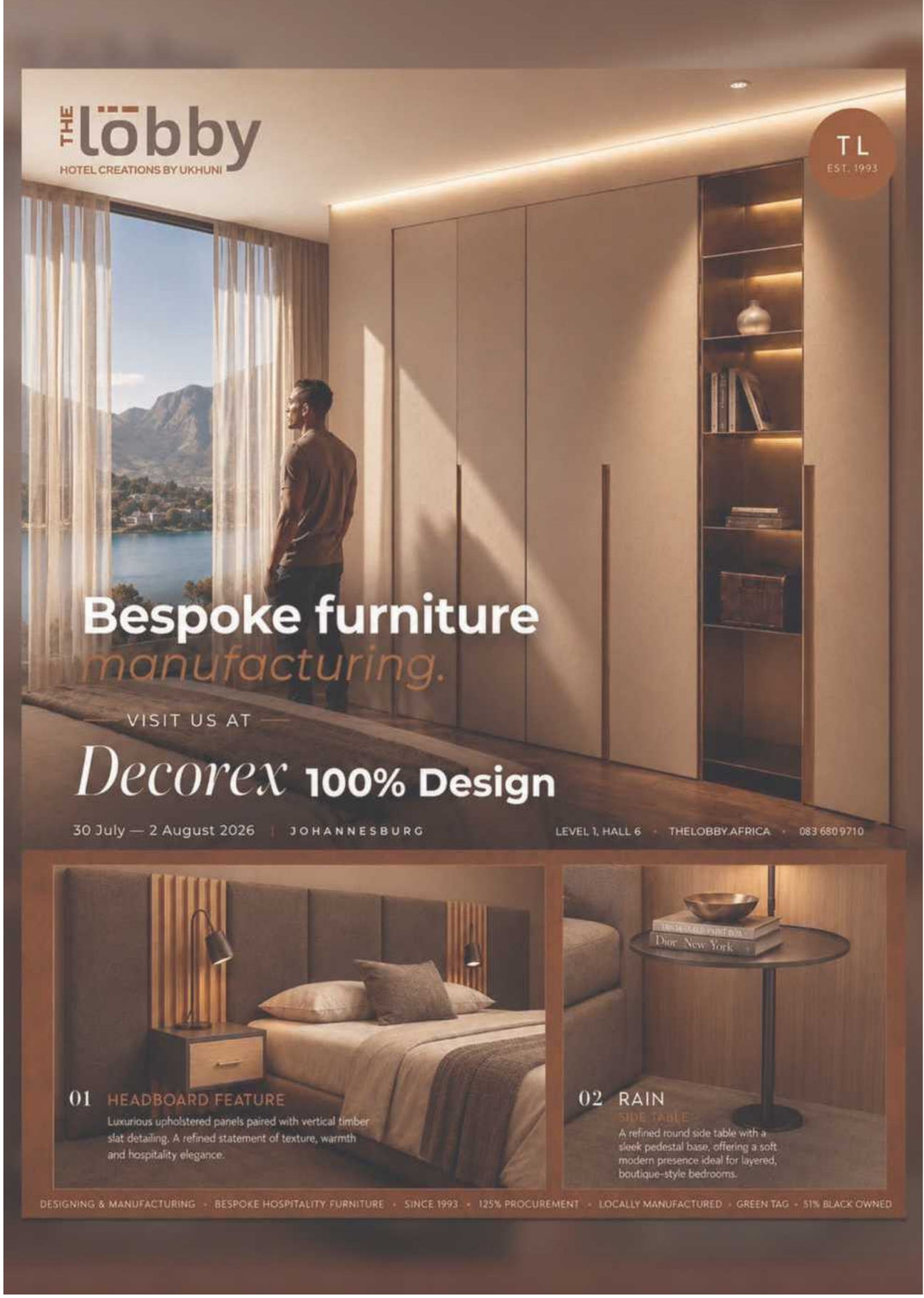
The development sits close to everyday amenities while maintaining the residential character associated with the neighbourhood. Published location information highlights convenient access to destinations including Yaya Centre, Kasuku Centre and other parts of Kileleshwa, as well as links towards Kilimani, Lavington, Westlands and the CBD.

This connectivity is increasingly significant in Nairobi, where commuting time and proximity to employment, shopping and social amenities influence residential decisions.

For homeowners, the location offers access to established neighbourhood infrastructure. For rental accommodation, the same connectivity can be relevant to professionals and households seeking a residence within reasonable reach of major employment and lifestyle nodes.

A Range of Residential Choices

Bahari Starlet's range of apartment sizes gives the development a broad residential profile.



Published inventory information identifies studios, one-bedroom apartments and two-bedroom residences. The one-bedroom category includes layouts of approximately 48, 50, 55 and 60 sqm, while the two-bedroom layout is published at approximately 90 sqm.

This variety allows the development to address different household requirements within one residential community.

For a young professional, a compact one-bedroom apartment may provide an efficient city home. Couples may prefer a larger one-bedroom or two-bedroom configuration, while families can benefit from the additional separation and living space offered by the two-bedroom layout.

The emphasis on balconies, natural light and open-plan living also reflects the wider evolution of Nairobi's apartment architecture, where residents increasingly value outdoor connection and flexible interiors.

Construction and the Road to Completion

Bahari Starlet is currently being marketed as an ongoing development. Published property sources give slightly different completion timelines, with December 2026 appearing in some project information while other listings indicate an extension or handover period into early 2027.

For a project feature, this makes the development particularly relevant to the current construction landscape: it represents a residential scheme moving from construction into the final stages of delivery.

As completion approaches, attention will naturally shift from structural progress towards finishing works, common-area completion, landscaping, installation of building services and the commissioning of shared amenities.

The final stages of a residential development are critical in translating architectural plans into a finished living environment. Details such as the quality of finishes, functionality of communal spaces, landscaping, lighting, security systems and building services will ultimately shape the experience of residents.

Looking Ahead

Bahari Starlet reflects the continued transformation of Kileleshwa into a modern, vertically oriented residential district.

Its combination of compact and larger residences, contemporary interiors, shared lifestyle amenities and an established Nairobi location places the development within a wider trend towards integrated apartment living.

More importantly, the project demonstrates how contemporary residential developments are responding to the practical realities of city life. Residents want convenient locations, efficient homes, reliable services and spaces that support wellness and recreation — all within one managed environment.

As construction progresses towards completion, Bahari Starlet is set to add another distinctive residential address to Kileleshwa's evolving skyline.

PROJECT AT A GLANCE

Project: Bahari Starlet Apartments
Location: Tabere Crescent/Lane, o ffOloitoktok Road, Kileleshwa, Nairobi
Development type: High-rise residential
Apartment options: Studio, 1-bedroom and 2-bedroom
Published sizes: Approximately 43–90 sqm
Key amenities: Swimming pool, gym, high-speed elevators, borehole water, backup power, CCTV/security, intercom
Status: Under construction











SEACOVE APARTMENTS



REIMAGINING CONTEMPORARY COASTAL LIVING IN SHANZU

Location: Shanzu, Mombasa, Kenya
Development: Residential / holiday apartments
Apartment types: Studios and 1-bedroom apartments
Published sizes: 24 sqm studios; 45–53 sqm one-bedroom apartments
Key amenities: Swimming pool, rooftop terrace, gym, co-working spaces, security and concierge services
Design focus: Contemporary living, smart-home technology and sustainability

WHERE MODERN LIVING MEETS THE COAST

Along Kenya's Indian Ocean coastline, Shanzu has become an increasingly prominent destination for residential, hospitality and holiday accommodation. It is here that **SeaCove Apartments** presents a development concept built around the idea of bringing together contemporary urban convenience and the relaxed character of coastal living.

Located in **Shanzu, Mombasa**, SeaCove is positioned close to the beach and key local amenities. The development's own project materials describe it as a coastal residential community intended for permanent residents, holiday homeowners and people seeking a property that can serve as a flexible lifestyle base.

The project takes a distinctly lifestyle-oriented approach. Rather than treating the apartment simply as an enclosed living space, SeaCove's design concept extends into shared recreational, wellness, work and social areas.

The result is a residential proposition where the boundaries between home and resort-style living are deliberately softened.

A COMPACT APPROACH TO COASTAL HOMES

SeaCove currently presents two principal accommodation categories: **studio apartments and one-bedroom apartments**.

The published studio specification gives a total area of approximately **24 square metres**, while one-bedroom options are listed at approximately **45 and 53 square metres**. The project describes these homes as compact yet functional, with living areas, kitchenettes, bedrooms where applicable and contemporary bathrooms.

For the coastal property market, compact apartment formats can provide flexibility. A studio can function as a private holiday base or an efficient urban residence, while a one-bedroom apartment offers additional separation between living and sleeping areas.

SeaCove's published specifications also place emphasis on finishes and technology. Quartz countertops, laminate flooring and energy-efficient appliances are among the stated features, while smart-home technology is intended to allow residents to control selected lighting, temperature and security functions through their phones.

This combination of compact planning and technology reflects a broader shift in residential design: making smaller spaces work harder without sacrificing comfort.

THE RESORT-STYLE EXPERIENCE

One of the strongest features of the SeaCove concept is its emphasis on communal amenities.

At the centre of the lifestyle offering is a **resort-style swimming pool**, complemented by sun loungers, shaded cabanas and a swim-up bar according to the project's published amenities information. A dedicated fitness centre provides gym and yoga facilities, while the rooftop terrace is planned as another destination for relaxation and socialising.

These spaces are important because they expand the usable environment beyond the individual apartment.

Residents can move from private living spaces to areas designed for exercise, relaxation, remote working or informal social interaction without having to leave the development.

The rooftop concept is particularly suited to the coastal setting. Designed with panoramic views, BBQ areas and greenery, it introduces an elevated outdoor component to the development and gives residents another setting in which to experience the surrounding environment.

WORK, RELAX AND CONNECT

Modern residential developments increasingly need to respond to changing patterns of work.

SeaCove incorporates dedicated **co-working spaces with high-speed internet**, providing an alternative to working entirely from an apartment. This is particularly relevant to professionals and remote workers who want the flexibility of a coastal environment without giving up access to a dedicated workspace.

The development also promotes a community-oriented lifestyle through planned social activities, fitness classes and community events, together with concierge services intended to assist residents with everyday needs.

SUSTAINABILITY AS PART OF THE DESIGN

SeaCove's design proposition extends beyond aesthetics and amenities to include sustainability.

The project states that it incorporates **solar energy, energy-efficient appliances, water-saving fixtures and landscaped green areas** as part of its approach to reducing resource consumption. Rooftop gardens and landscaped spaces are also included in the published sustainability concept.

For developments along the Kenyan coast, environmental considerations are increasingly important. Solar energy can complement conventional power systems, while efficient appliances and water-saving fixtures can help reduce everyday resource consumption.

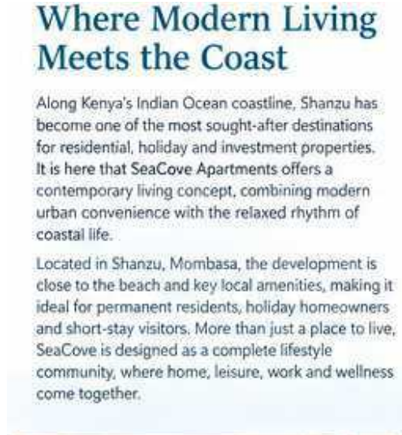
The integration of greenery also contributes to the visual character of the development, softening hard architectural surfaces and reinforcing the project's coastal-resort identity.

Rather than presenting sustainability as a separate feature, SeaCove incorporates it into the wider residential experience.

SECURITY AND CONVENIENCE

The project has also been planned around the practical requirements of managed apartment living.

Published information highlights **24-hour security, CCTV surveillance, secure access points and on-site security personnel**, together with a gated-community approach. Concierge services are also promoted as part of the resident experience.






Studio apartment – artist's impression


One-bedroom living area – artist's impression


Modern fitted kitchen – artist's impression


One-bedroom bedroom – artist's impression

These features are particularly relevant to holiday homes and apartments that may not be occupied throughout the year. A managed environment can provide residents with a range of services and facilities within the same development.

The project also provides parking and other basic residential infrastructure, while the development's amenity programme is intended to make everyday living more self-contained.

A COASTAL ADDRESS WITH MULTIPLE POSSIBILITIES

SeaCove's location in Shanzu places it within one of the established coastal destinations of Mombasa.

The project itself describes the development as being close to the beach and key amenities. Its positioning allows the apartments to serve different lifestyle requirements — from a permanent coastal residence to a holiday home or short-term accommodation concept.

The developer also markets the apartments towards holiday-home owners and short-term rental operators. Such investment-related claims are marketing projections rather than guaranteed outcomes, and actual rental performance would depend on factors including occupancy, operating costs, management arrangements and market conditions.

What is clear from the project's design is its intention to create a property that can function beyond the traditional apartment model.

ARCHITECTURE WITH A COASTAL IDENTITY

The architectural imagery for SeaCove presents a contemporary multi-storey development with clean façades, balconies, landscaped areas and shared outdoor spaces.

The design language is modern but suited to its coastal context, with outdoor areas playing an important role in the overall composition. The combination of balconies, rooftop spaces, poolside areas and landscaped zones creates multiple opportunities for residents to experience outdoor living.

The project's architectural renders similarly place emphasis on the relationship between the buildings and communal spaces, reinforcing the idea of a residential community rather than simply a collection of individual units.

A NEW EXPRESSION OF COASTAL RESIDENTIAL LIVING

SeaCove Apartments represents a contemporary interpretation of what a coastal home can be.

Its compact studios and one-bedroom apartments are supported by a broad amenity programme that includes recreation, fitness, work and social spaces. Smart-home technology, sustainability features and managed services add further dimensions to the concept.

For residents, the attraction lies in the combination of private accommodation and shared lifestyle facilities. For holiday homeowners, the development offers a setting designed around the demands of contemporary coastal stays.

Ultimately, SeaCove is part of a wider evolution in Kenyan coastal property — one in which apartments are increasingly being designed not only as places to sleep, but as complete lifestyle environments.

With its Shanzu setting, contemporary architectural language and resort-inspired amenity programme, SeaCove Apartments illustrates how residential development along the Kenyan coast is adapting to a new generation of homeowners, holidaymakers and urban professionals.

PROJECT AT A GLANCE

Project: SeaCove Apartments
Location: Shanzu, Mombasa, Kenya
Property type: Coastal residential / holiday apartments
Accommodation: Studio and 1-bedroom apartments
Studio size: Approximately 24 sqm
1-bedroom sizes: Approximately 45–53 sqm
Amenities: Swimming pool, swim-up bar, gym, yoga spaces, rooftop terrace, BBQ areas, co-working spaces
Technology: Smart-home features and high-speed internet
Sustainability: Solar energy, energy-efficient appliances, water-saving fixtures and green spaces
Security: 24/7 security, CCTV and controlled access
Additional services: Concierge services and community activities




Rooftop pool and terrace – artist's impression

Resort-Style Amenities for Everyday Living

At the heart of SeaCove is a resort-style swimming pool with sun loungers, shaded cabanas and a swim-up bar. The development also features a fully equipped gym, yoga spaces and a rooftop terrace with panoramic views, BBQ areas and lush greenery.

For those who work remotely, co-working spaces with high-speed internet provide a dedicated and inspiring environment. Residents can also enjoy community activities, fitness classes and concierge services, all within the security of a gated community.


Rooftop gym – artist's impression

Live Work Relax

PROJECT AT A GLANCE

- **Project** SeaCove Apartments
- **Location** Shanzu, Mombasa, Kenya
- **Property type** Coastal residential / holiday apartments
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- **Studio size** Approximately 24 sqm
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- **Sustainability** Solar energy, energy-efficient appliances, water-saving fixtures and green spaces
- **Security** 24/7 security, CCTV and controlled access
- **Additional services** Concierge services and community activities

Sustainability for a Brighter Future

SeaCove incorporates solar energy, energy-efficient appliances, water-saving fixtures and landscaped green areas as part of its commitment to sustainable living. Rooftop gardens and lush planted spaces enhance the natural environment and create a healthier, greener community for residents.


Rooftop garden – artist's impression

A Prime Coastal Location

Shanzu offers the perfect balance of beachside tranquillity and easy access to Mombasa's amenities. From world-class beaches to shopping, dining and entertainment, everything you need is within reach. Whether you're looking for a permanent home, a holiday retreat or an investment opportunity, SeaCove places you at the centre of it all.


Shanzu beach – nearby attraction



More Than a Home... It's a Lifestyle

PANORAMIC SEA VIEW APARTMENTS

ELEVATED COASTAL LIVING ON THE SHANZU SHORELINE

Location: Shanzu, Mombasa, Kenya
Development: Residential apartments
Apartment types: Studio, 1-bedroom and 2-bedroom
Setting: Near Serena Beach
Key features: Panoramic sea views, rooftop swimming pool, rooftop gym, rooftop bar and high-speed lifts
Published completion target: January 2027

A NEW PERSPECTIVE ON COASTAL LIVING

Along Kenya's Indian Ocean coastline, Shanzu continues to develop as one of Mombasa's established residential and leisure destinations. With its combination of beaches, hospitality facilities and access to the wider North Coast, the area has become an important setting for contemporary coastal property.

It is within this environment that **Panoramic Sea View Apartments** is taking shape, bringing together compact contemporary residences, elevated communal amenities and views towards the Indian Ocean.

Current property listings describe the development as being in **Shanzu, near Serena Beach**, with studio, one-bedroom and two-bedroom apartments available. The published accommodation ranges from a studio of approximately **517 square feet**, through a **549-square-foot one-bedroom apartment**, to a **1,179-square-foot two-bedroom residence**.

The project's defining proposition is captured in its name: the relationship between the apartments and the surrounding coastal landscape.

Rather than treating the sea view as a secondary feature, the development places it at the centre of the residential experience.

DESIGNING FOR THE COAST

Contemporary coastal housing requires a balance between privacy, comfort and connection to the outdoors.

Panoramic Sea View Apartments is presented as a vertical residential development where upper-level homes and shared rooftop facilities provide opportunities to experience the surrounding landscape from an elevated position.

For residents, this creates an important dimension to everyday life. Morning coffee, an evening workout or time spent beside the rooftop pool can all become opportunities to engage with the coastal setting.

The apartment range also gives the development flexibility.

The studio format provides a compact residential option, while the one-bedroom apartments introduce additional separation between sleeping and living areas. The larger two-bedroom homes offer significantly more floor area for households seeking additional space. Current listings identify the 2-bedroom option at approximately 1,179 square feet.

THE ROOFTOP AS A DESTINATION

One of the project's most distinctive features is its rooftop amenity programme.

Published project information identifies a **rooftop swimming pool, rooftop gym and rooftop bar** as key facilities. These spaces are designed to extend the residential experience beyond the private apartment and create shared destinations within the building.

The rooftop pool is particularly suited to the development's coastal identity.

Elevating the leisure environment allows residents to combine swimming and relaxation with views across the surrounding Shanzu landscape. The rooftop gym similarly gives residents access to a dedicated fitness environment without requiring a separate trip outside the development.

Meanwhile, the rooftop bar introduces a social component, creating a setting for residents and visitors to meet, relax and enjoy the coastal atmosphere.

This approach reflects an increasingly important direction in apartment design: communal facilities are no longer simply supplementary amenities but are becoming an integral part of the residential experience.

CONNECTED VERTICAL LIVING

High-rise residential developments depend on efficient vertical circulation and dependable building infrastructure.

Panoramic Sea View Apartments includes **high-speed lifts**, an important feature for a multi-level development where residents need convenient movement between apartments, parking and shared facilities. Current listings also reference borehole water, CCTV and secure parking among the available features.



Rooftop swimming pool – artist's impression

Resort-Style Living at Your Doorstep

The rooftop transforms everyday living into a resort-style experience. Take a dip in the rooftop pool, work out in the gym or unwind at the rooftop bar while enjoying panoramic views of the Indian Ocean.

These shared spaces are more than just amenities — they create a community atmosphere and extend the usable living environment beyond your apartment.

Sustainability and Smart Living

Designed with the future in mind, the development incorporates sustainable features such as solar energy, energy-efficient appliances and water-saving fixtures. Smart-home technology allows you to control lighting, temperature and security from your phone.

Security, Convenience and Peace of Mind

Panoramic Sea View Apartments is a managed development with 24-hour security, CCTV surveillance, secure access and on-site security personnel. Additional services include concierge support, high-speed lifts and dedicated parking, ensuring a convenient and safe living environment.

A Prime Coastal Address

Set near Serena Beach, Shanzu offers the perfect blend of beach life and modern convenience. It's close to shopping, dining and entertainment, while remaining peacefully positioned away from the hustle of central Mombasa.

Whether you're seeking a permanent home, a holiday retreat or a property with rental potential, Panoramic Sea View Apartments offers a lifestyle that's both relaxing and rewarding.


Rooftop gym – artist's impression


Rooftop bar – artist's impression

PROJECT AT A GLANCE

Location
Shanzu, Mombasa, Kenya

Neighbourhood
Near Serena Beach

Property Type
Residential apartments

Apartment Options
Studio, 1-bedroom & 2-bedroom

Published Sizes
Studio: 517 sq ft
1 Bedroom: 549 sq ft
2 Bedroom: 1,179 sq ft

Key Amenities
Rooftop swimming pool
Rooftop gym
Rooftop bar

Building Facilities
High-speed lifts
Borehole water
CCTV & secure parking

Completion
January 2027


Rooftop bar – artist's impression



These practical elements complement the project's lifestyle offering.

The result is a development concept that combines private residential space with shared infrastructure designed around convenience, security and recreation.

A RANGE OF HOMES FOR DIFFERENT LIFESTYLES

The diversity of apartment configurations is central to the project's appeal.

The studio apartment, published at approximately 517 square feet, provides a relatively compact footprint while maintaining the flexibility associated with apartment living. Current listings advertise the studio from approximately **KES 6 million**, although prices and availability should be confirmed with the sales team before publication.

The one-bedroom residences are published at approximately 549 square feet, while the two-bedroom apartments offer approximately 1,179 square feet. This creates a progression from compact city-and-coast living to larger residences capable of accommodating families or residents who require additional living space.

For a coastal development, this variety is significant.

Different residents may have very different expectations of a Mombasa home. Some may be looking for a weekend or holiday residence, others a permanent home, while others may be considering a property that can accommodate short-stay guests.

The development's apartment mix allows these different requirements to be considered within one residential concept.

SHANZU: A COASTAL ADDRESS

Location remains one of the defining characteristics of any coastal residential project.

Panoramic Sea View Apartments is positioned in **Shanzu, near Serena Beach**, placing the development within the wider North Coast tourism and residential corridor.

The setting combines access to the Indian Ocean coastline with the established amenities and services of the Shanzu area.

For permanent residents, this creates a home environment away from the intensity of central Mombasa while retaining access to the city's broader network. For holiday homeowners, the location provides a base from which to experience the North Coast.

The proximity to the beach also reinforces the project's core architectural and lifestyle proposition: making the coastal environment part of everyday living.

DESIGNED FOR LEISURE AND WELLNESS

The amenity programme places particular emphasis on leisure and wellness.

The rooftop swimming pool provides a dedicated recreational environment, while the gym introduces an element of health and fitness into the development. The rooftop bar provides another shared space for relaxation and social interaction.

Together, these facilities create a residential environment in which residents can spend more of their leisure time within the development.

This is increasingly relevant to modern apartment buyers, who often look beyond the size of an individual unit when evaluating a residential project. The quality and variety of shared spaces can influence how a building functions as a community.

At Panoramic Sea View Apartments, the rooftop becomes the key meeting point between architecture and lifestyle.

TOWARDS COMPLETION

Current property listings identify **January 2027** as the expected completion date. Because the project remains under development, the delivery schedule should be confirmed directly with the developer or appointed sales representative before publication or purchase.

As the development moves towards completion, the final stages will be important in bringing together the architectural structure, apartment interiors, building services and rooftop amenities.

The completed project will ultimately be judged not only by its appearance, but by how effectively its spaces work together — from apartment circulation and lifts to water supply, security, parking and the shared leisure facilities.

A VIEW TOWARDS THE FUTURE

Panoramic Sea View Apartments reflects a broader evolution in Kenya's coastal residential market.

The traditional idea of a coastal home is increasingly being complemented by a new generation of vertical developments that combine compact residences with resort-inspired communal facilities.

Here, the sea view becomes more than a backdrop. It informs the identity of the development, the positioning of the rooftop spaces and the overall lifestyle proposition.

With studios, one-bedroom and two-bedroom homes, a rooftop pool, gym and bar, high-speed lifts and a Shanzu location near Serena Beach, the project brings together many of the elements shaping contemporary coastal residential architecture.

As Shanzu continues to evolve, developments such as Panoramic Sea View Apartments demonstrate how coastal property can combine the efficiency of modern apartment living with the openness, leisure and visual character of the Indian Ocean environment.

For residents, the proposition is simple: **a contemporary home elevated above the coast, with the sea forming part of the everyday view.**

PROJECT AT A GLANCE

Project: Panoramic Sea View Apartments
Location: Shanzu, Mombasa, Kenya
Neighbourhood: Near Serena Beach
Property type: Residential apartments
Apartment options: Studio, 1-bedroom and 2-bedroom
Published studio size: Approx. 517 sq ft
Published 1-bedroom size: Approx. 549 sq ft
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Key amenities: Rooftop swimming pool, rooftop gym, rooftop bar
Building facilities: High-speed lifts, borehole, CCTV and secure parking

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Air Conditioning and Commercial Refrigeration in Construction and Real Estate

Air Conditioning and Commercial Refrigeration | Construction and Real EstateWhy HVAC and refrigeration systems should be treated as core building infrastructure, not afterthoughts

Introduction

In modern commercial property, the quality of a building is no longer judged by structure and appearance alone. Tenants, shoppers, hotel guests, patients, employees and customers experience a building through its internal environment.

Temperature, air movement, humidity, indoor air quality, noise, equipment reliability and the ability to keep products within controlled temperature ranges all influence how a property performs.

Air conditioning and commercial refrigeration therefore belong in the conversation from the earliest stages of a construction project. They affect architectural planning, electrical capacity, ceiling heights, plant rooms, shafts, drainage, roof design, fire safety, façade performance, maintenance access and operating costs. In properties such as shopping centres, supermarkets, hotels, restaurants, hospitals, offices, warehouses and food-processing facilities, HVAC and refrigeration systems are part of the commercial infrastructure of the asset.

The Kenyan National Building Code 2024 reflects this broader approach. The Code includes requirements around natural ventilation, natural cooling, energy efficiency, indoor air quality, artificial ventilation, air-conditioning and the protection of ventilation systems during fire events. The National Construction Authority notes that the 2024 Code provides an updated framework for planning, design, approval, implementation, maintenance and demolition of buildings.



From a real estate perspective, the central question is not simply whether a building has air conditioning or refrigeration. The more important question is whether the systems have been properly selected, integrated, commissioned and maintained so the building performs efficiently throughout its operating life.

HVAC and Refrigeration as Part of the Building, Not an Add-On

A common mistake in construction projects is to treat mechanical systems as equipment to be selected after the architectural and structural design has already been completed. This approach often creates avoidable problems. Plant rooms become too small, equipment is forced into unsuitable locations, duct routes interfere with beams and services, condensate drainage becomes difficult, external condenser units affect the façade, and maintenance teams inherit equipment with poor access.

HVAC means heating, ventilation and air conditioning. In Kenya, cooling and ventilation often receive greater attention than heating, although heating remains relevant in particular buildings and locations.

Commercial refrigeration is related but serves a different purpose. Air conditioning primarily creates suitable environmental conditions for people and building operations. Refrigeration removes heat from products, storage spaces or processes so goods remain within required temperature ranges.

The distinction matters during design. A shopping centre might require comfort cooling in retail spaces, offices and common areas while supermarkets require chilled display cases, freezer rooms, cold rooms and food preparation refrigeration. A hotel might require guest-room air conditioning, kitchen refrigeration, cold stores, laundry ventilation and ventilation for public spaces. A hospital has even more demanding requirements because different spaces have different ventilation and pressure conditions.

ASHRAE guidance for commercial buildings treats HVAC and refrigeration design as part of the wider building design process. Its commercial building guidance highlights energy efficiency, indoor environmental quality and coordination between HVAC systems and other building systems. cite turn0search4

Why HVAC Decisions Start at the Architectural Stage

Good HVAC performance begins with the building envelope. Orientation, glazing, shading, insulation, roof construction, internal heat gains and natural ventilation all influence cooling demand. A poorly designed building envelope can increase the amount of mechanical cooling required throughout the life of the property.

This is especially important in commercial developments where large glazed façades are used as part of the architectural identity. Glass can create strong solar heat gains if the façade is not properly designed. The National Building Code 2024 specifically



addresses prevention of heat gain through building layout, landscaping, construction materials and sun-shading devices. It also calls for natural lighting, natural cooling and natural ventilation as part of building design.
□cite□turn0search0□
The practical lesson for developers is straightforward. The cheapest unit of cooling is the cooling load that never has to be produced. Reducing unwanted heat gain through shading, glazing choices, insulation and orientation reduces the burden placed on mechanical equipment.
Architects, mechanical engineers, electrical engineers, structural engineers and contractors therefore need to coordinate early. Ceiling voids must accommodate ductwork and services. Plant rooms need suitable access. Roofs may need structural provisions for equipment. External units need airflow and service clearances. Drainage must account for condensate. Electrical design must accommodate starting currents, operating loads and control systems.
Early coordination also reduces redesign. A mechanical system selected after construction begins often forces compromises. Those compromises may not be visible to the property buyer, but they often become visible to the facility manager through high energy bills, uncomfortable spaces, equipment failures and difficult maintenance.

Air Conditioning and the Commercial Value of a Building

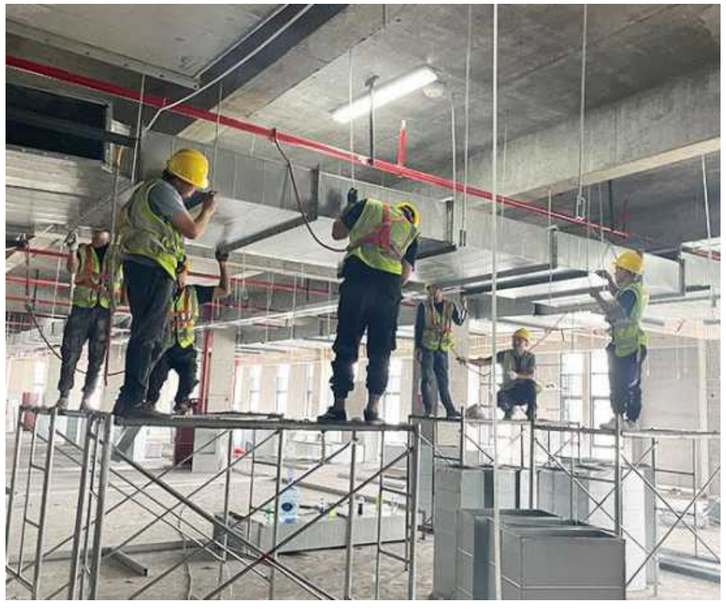
Real estate value is closely connected to the ability of an asset to attract and retain users. For commercial properties, comfort and reliability form part of the tenant experience. An office with unstable temperatures can become less attractive to tenants. A restaurant with poor kitchen ventilation can become difficult to operate. A retail environment that is consistently uncomfortable can affect how long customers stay.
HVAC also affects the flexibility of a property. A building designed with adequate mechanical and electrical capacity is easier to adapt when tenant requirements change. This is important in mixed-use developments where different tenants may have different cooling requirements.
A property developer should therefore think beyond the initial equipment price. Two systems with similar purchase prices might have different energy consumption, maintenance requirements, replacement cycles, controls, spare-parts availability and service requirements. The system with the lowest initial price is not automatically the lowest-cost system over the life of the building.



For property investors, this is a life-cycle cost issue. Capital expenditure is only one part of the financial picture. Operating expenditure, planned maintenance, emergency repairs, energy consumption and eventual replacement all contribute to the real cost of mechanical infrastructure.

Commercial Refrigeration and the Properties That Depend on It

Commercial refrigeration is essential infrastructure for large sections of the built environment. Supermarkets, convenience stores, hotels, restaurants, butcheries, bakeries, food distributors, pharmaceutical facilities, cold-chain warehouses and food-processing plants depend on controlled temperatures.
The design requirements vary according to the product and the operation. A chilled display cabinet is different from a freezer room. A cold room is different from a blast freezer. A restaurant kitchen has different requirements from a distribution warehouse. The design must consider product temperature, room volume, door openings, product loading, ambient conditions, insulation, lighting, people, equipment and operating schedules.
ASHRAE's commercial refrigeration guidance identifies heat-load calculation, facility layout, refrigeration system design, controls, energy modelling and commissioning as important areas of consideration. Its commercial refrigeration resources also identify measures such as improved insulation, efficient defrost, improved airflow, high-efficiency lighting and improved cabinet construction as opportunities for energy efficiency.
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For developers, refrigeration must also be considered as a logistics issue. The physical relationship between loading bays, storage, preparation areas, sales areas and waste handling affects operational efficiency. A refrigeration system might perform well technically while the overall facility performs poorly if product movement requires unnecessary door openings, long travel distances or excessive handling.



The Building Envelope and Refrigeration Performance

Insulation is one of the most important connections between construction and refrigeration. A cold room with poor insulation is continuously fighting against external heat gain. Every weak point in the envelope increases the refrigeration load.
Doors deserve particular attention. Frequent door openings introduce warm, humid air. Poorly fitted doors, damaged seals and inadequate loading practices increase energy consumption and place additional stress on refrigeration equipment. Strip curtains, automatic doors and suitable operating procedures are examples of measures used to control infiltration in refrigerated spaces.
Floor construction also matters. Cold rooms and freezer rooms require suitable insulation and moisture protection. Poor detailing can create condensation, deterioration or unwanted heat transfer. These problems are easier and cheaper to address during construction than after the facility is operational.
A commercial refrigeration installation therefore should not be treated as a collection of compressors, condensers, evaporators and controls. The building envelope, room layout, doors, insulation, electrical supply, drainage and maintenance access form part of the refrigeration system's practical performance.

Energy Efficiency and Operating Costs

Energy is one of the strongest links between HVAC, refrigeration and real estate economics. Mechanical cooling systems consume electricity, and the cost continues long after construction is complete. A building with inefficient equipment or poor controls can therefore impose a recurring cost on the owner or tenant.

Energy efficiency starts with demand reduction. Better shading, insulation, glazing, natural ventilation strategies and efficient lighting reduce the load placed on mechanical systems. Equipment selection follows. High-efficiency compressors, variable-speed drives, variable refrigerant flow systems, efficient fans, efficient pumps and appropriate control strategies all influence consumption.

Controls are particularly important in commercial buildings. A system should respond to actual building requirements rather than operate at maximum output regardless of occupancy. Zoning allows different spaces to be conditioned according to use. Scheduling reduces unnecessary operation. Sensors and building management systems provide operators with information about temperature, equipment status and energy use.

ASHRAE notes that sustainable commercial building design involves both energy efficiency and indoor environmental quality. Its guidance also stresses that energy performance depends on more than HVAC equipment alone. Lighting, motors, drives, the building envelope and electrical services all contribute to the overall energy picture. □cite□turn0search4□

This reinforces an important real estate principle. Mechanical efficiency should be designed into the building rather than added through equipment upgrades after construction.



Indoor Air Quality and Occupant Experience

Air conditioning is not simply about making rooms colder. Ventilation, filtration, humidity control and air distribution influence indoor environmental quality. Poorly designed or maintained systems can contribute to uncomfortable conditions and poor indoor air quality.

The National Building Code 2024 includes indoor air quality requirements, including good ventilation of habitable and non-habitable spaces and appropriate positioning of artificial ventilation air intakes. The Code also requires measures to avoid contamination in the design of mechanical ventilation and air-conditioning systems. □cite□turn0search2□

For commercial property, indoor air quality is closely connected to reputation and user confidence. Offices, healthcare facilities, schools, hotels and retail properties all depend on environments that support their intended use.

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The design team must therefore consider outdoor air requirements, filtration, air distribution, exhaust systems, kitchen ventilation and maintenance access. A system that looks efficient on paper but is difficult to maintain may perform poorly over time.

Fire Safety and Mechanical Services

Mechanical services also interact directly with fire safety. Ductwork and ventilation systems pass through different parts of a building, including fire-rated walls and floors. Improper penetrations or unsuitable materials can compromise compartmentation. The National Building Code 2024 requires air-conditioning and artificial ventilation systems to be designed so they do not distribute products of combustion during a fire. It also contains provisions concerning duct materials, flexible connections and fire dampers.

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This is an important reason for treating HVAC as an engineering discipline rather than a finishing trade. Mechanical systems intersect with architecture, structure, electrical services and fire protection. Poor coordination creates safety risks and expensive remedial work.

Fire safety also affects plant-room location, access, ventilation and equipment separation. These considerations belong in coordinated construction drawings and site inspections.

Plant Rooms, Shafts and Maintenance Access

A recurring problem in commercial buildings is insufficient space for mechanical equipment and maintenance. Designers sometimes allocate generous space to public areas while leaving mechanical services to occupy whatever space is left.

This approach creates long-term problems. Compressors, pumps, air-handling units, filters, electrical panels and controls require inspection and servicing. Equipment may need to be removed or replaced. Technicians need safe working space. Access routes must accommodate tools and replacement components.

The National Building Code 2024 requires artificial ventilation plants to be designed and located so inspection and servicing can be undertaken. It also addresses condensate management and protection against tampering. The Code requires annual testing of artificial ventilation systems to confirm operation in accordance with the designed performance.

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For property owners, maintainability is an asset-management issue. Equipment that is difficult to reach will often receive delayed maintenance. Delayed maintenance tends to increase breakdown risk and operating cost.



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Commissioning: The Missing Link Between Construction and Performance

Installation does not automatically equal performance. A system may be installed according to drawings and still fail to deliver the intended results if equipment is incorrectly configured, controls are not calibrated, airflow is unbalanced, sensors are misplaced or operating sequences are incomplete. Commissioning provides a structured process for checking whether the installed system performs according to project requirements. ASHRAE's Refrigeration Commissioning Guide describes commissioning as a process beginning during planning and design and continuing through construction, installation, start-up and the first year of operation. The guide links effective commissioning with lower energy and service costs, easier maintenance and reduced product loss from refrigeration failures. □cite□turn0search7□

For developers, commissioning should therefore be included in the project programme and budget. It is not merely a technical exercise at handover. It provides evidence that the mechanical systems are ready for operation.

Commissioning should include functional testing, control verification, temperature checks, airflow verification where applicable, equipment performance checks, alarm testing, safety checks, documentation and operator training. Refrigerated facilities also require verification of temperature performance under realistic operating conditions.

The Role of the Contractor and Specialist Subcontractor

The quality of HVAC and refrigeration performance depends heavily on installation workmanship. Correct equipment selection cannot compensate for poor pipework, inadequate insulation, incorrect refrigerant charging, poor duct installation, improper drainage or badly configured controls.

Specialist contractors should therefore be involved early enough to understand the design intent and project constraints. Their responsibilities should be clearly defined in the contract documents, including equipment supply, installation, testing, commissioning, training, documentation and warranty support.

Construction managers also need to coordinate mechanical works with other trades. Refrigerant pipes and ducts must pass through planned routes. Electrical connections need to be ready at the correct locations. Drainage points need suitable falls. Ceiling works need to accommodate diffusers and grilles. Builders' work openings need to be correctly sized and located.





The earlier these interfaces are resolved, the lower the risk of site modifications.

Refrigeration in Supermarkets and Shopping Centres

Shopping centres provide a useful example of why refrigeration and air conditioning should be considered together. A supermarket within a mall may have substantial refrigeration loads while the mall itself has comfort-cooling requirements. Refrigeration equipment rejects heat into the surrounding environment, while air-conditioning systems are simultaneously removing heat from occupied spaces.

This interaction affects energy performance and equipment sizing. Heat rejected from refrigeration systems may influence plant-room temperatures or nearby spaces. Equipment locations therefore need careful consideration. Condenser airflow, service access, noise, heat rejection and drainage all affect the surrounding building.

Retail design also affects refrigeration. Open refrigerated cabinets, display cases, cold rooms and freezer rooms each contribute different loads. Customer traffic and frequent access to products affect infiltration and internal heat gains. For developers, these issues influence tenant fit-out requirements. A shell-and-core building intended for retail use should anticipate the mechanical infrastructure required by likely tenants.



Providing suitable service routes, electrical capacity, drainage and plant areas improves tenant flexibility and reduces disruptive alterations later.

Hotels, Restaurants and Hospitality Buildings

Hospitality properties depend heavily on environmental comfort and reliable refrigeration. Guest rooms require individual or zoned temperature control. Restaurants require kitchen extraction and make-up air. Food storage areas require refrigeration. Public areas may require continuous cooling during periods of high occupancy. Kitchen refrigeration also operates differently from comfort cooling. Equipment must cope with frequent door openings, food loading, heat from cooking areas and demanding operating schedules. Poor separation between hot kitchen equipment and refrigeration equipment can increase cooling loads.

From a construction perspective, kitchens need coordinated mechanical, electrical, plumbing, fire and refrigeration services. Ceiling heights, exhaust routes, fresh-air supply, grease management and equipment access all need early consideration.



For hotel and restaurant investors, reliable refrigeration has a direct operational importance because equipment failure can result in product loss and disruption to food service. Preventive maintenance and monitoring therefore form part of business continuity.

Cold Storage, Logistics and Industrial Property

Cold-chain facilities place even greater demands on building design. Warehouses may include multiple temperature zones, refrigerated loading areas, cold rooms, freezer rooms and processing spaces. The building envelope must control heat transfer while allowing efficient



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DMJ Architects: Shaping Spaces with Purpose, Precision, and African Context



For more than six decades, DMJ Architects has stood at the forefront of architectural excellence in East Africa. Founded in 1965 and headquartered in Nairobi, the firm has built a reputation grounded in elegance, sound construction, and cost effectiveness. What began as a professional practice responding to a rapidly developing East Africa has evolved into a respected architectural consultancy with experience across Kenya, Tanzania, Ethiopia, Uganda, Botswana, Rwanda, Sudan, Somalia, Namibia, and Ghana. Over the years, the practice has grown not only in geographical reach but also in technical depth expanding its capacity to deliver projects of varying scale, complexity, and sector focus.

From early urban commercial buildings to contemporary mixed-use developments, DMJ Architects has consistently demonstrated an ability to adapt to changing architectural demands while maintaining its founding principles. The firm's longevity is a testament to its reliability, professional integrity, and ability to foster long-term client relationships built on trust and performance. Its portfolio reflects a balance between private sector innovation and public sector responsibility serving investors, institutions, and communities alike.

Each project reflects a commitment to refined aesthetics, structural integrity, environmental awareness, and long-term usability.

While the firm encourages clients to embrace European standards in quality, planning efficiency, and design innovation, it remains deeply grounded in the practical realities of constructing in Africa. Factors such as material availability, climatic performance, skilled labor access, and cost logistics are carefully considered from the earliest design stages. This balanced approach ensures that visionary ideas translate into feasible, high-performing built outcomes.

Environmental responsiveness is embedded within the firm's methodology. Orientation, natural ventilation, solar shading, and the integration of landscape are treated as core design elements rather than afterthoughts.

This philosophy has allowed DMJ Architects to shape commercial, residential, institutional, and mixed-use developments that not only serve immediate needs but remain relevant for generations. Their buildings are conceived as long-term assets structures that deliver economic value, social function, and architectural distinction well into the future.

DMJ LLP

ARCHITECTS INTERIOR DESIGNERS
PLANNING & DESIGN CONSULTANTS
CONTRACT ADMINISTRATORS

Firm Background & Design Philosophy

Established during a transformative era in East Africa's development, **DMJ Architects** emerged at a time when cities were expanding and infrastructure investment was accelerating. From its Nairobi base, the firm positioned itself as a trusted partner for both local and international clients seeking reliability, technical competence, and contextual design expertise.

This collaborative structure ensures both creative leadership and technical precision across all projects, enabling the firm to manage developments of varying scale and complexity with confidence.



Apollo Centre, Nairobi

Design Intelligence Rooted in Context

Central to the firm's philosophy is elegance. This is expressed not through extravagance, but through clarity of form, balanced proportions, and thoughtful detailing. Sound construction is equally fundamental. Buildings are designed to withstand environmental pressures while remaining functional and efficient over time.

Cost effectiveness does not imply compromise. Instead, it reflects intelligent planning, appropriate material selection, and design solutions that optimize value without sacrificing quality.

Climate sensitivity plays a vital role in every commission. Whether designing in coastal regions, highland environments, or arid landscapes, **DMJ Architects** integrates passive cooling strategies, natural lighting, and careful site orientation. The use of local materials is encouraged wherever possible supporting local economies while ensuring feasibility and resilience.



Wilson Business Park



Oyster Bay Hotel, Dar Es Salaam, Tanzania



Tawi - Amboseli, Kenya

A Full-Scope Architectural Consultancy

DMJ Architects offers a comprehensive range of professional services, ensuring continuity from initial concept through to project completion. The firm's multidisciplinary structure allows it to guide projects seamlessly across all development stages enhancing efficiency, and safeguarding design integrity.

DMJ Architects delivers solutions that are not only architecturally compelling but also commercially viable and operationally sustainable.

Design, Planning & Technical Expertise

1. **Architecture**
   The firm provides full architectural design services, transforming client vision into functional, refined built environments. Each project is tailored to site conditions, intended purpose, and user experience balancing aesthetics with performance.
2. **Feasibility Studies**
   Before development begins, DMJ conducts detailed feasibility assessments to evaluate site conditions, regulatory frameworks, financial viability, and development potential. This early-stage analysis reduces risk and supports informed investment decision-making.
3. **Master Planning**
   For large-scale developments, the firm delivers strategic master plans that integrate land use, infrastructure, environmental considerations, and long-term growth strategies creating cohesive, future-ready environments.
4. **Outline Proposal Designs**
   Conceptual designs establish the architectural direction and spatial relationships of a project. These outline proposals provide clients with clarity and a structured development roadmap before detailed planning begins.
5. **Scheme Designs**
   As ideas evolve, scheme designs refine layout configurations, structural systems, material palettes, and cost parameters bridging creative vision and technical execution.
6. **Detailed Design & Construction Drawings**
   Precise technical documentation ensures clarity during construction. Comprehensive drawings and specifications safeguard design intent, guide contractors accurately, and minimize on-site ambiguity or delays.
7. **Interior Design**
   Recognizing that architecture extends beyond the external envelope, DMJ offers interior design solutions that harmonize aesthetics, functionality, ergonomics, and spatial efficiency creating cohesive internal environments.
8. **Procurement & Construction Governance**
   The firm advises clients on procurement frameworks to ensure transparency, competitiveness, and compliance with professional and regulatory standards.
9. **Administration of Construction Contracts**
   During construction, DMJ oversees contract implementation, monitoring progress, workmanship quality, financial controls, and adherence to specifications ensuring projects are delivered as envisioned.

Allianz Insurance Company, Nairobi



Built Work That Defines Legacy



Eden Square, Nairobi



9 West, Nairobi



Orbit Place, Nairobi



The Belmont Offices, Nairobi



Karen Business Park



Galleria Office Suites



Capital Center, Nairobi



Olare - Maasai Mara, Kenya



NEGST Academy Center



The Bishops House Boutique Hotel, Rwanda



Indian Ocean Beach Club, Kenya Coast



Aspire Centre, Nairobi



St. Vincentians, Karen



Karen Country Club, Nairobi -The Residences



Upperhill Medical Centre, Nairobi

Taarifa Gardens and Suites, Nairobi

Regional Presence, Partnerships & Contact

Continental Reach and Expertise

With extensive experience spanning Kenya, Tanzania, Ethiopia, Uganda, Botswana, Rwanda, Sudan, Somalia, Namibia, and Ghana, **DMJ Architects** has cultivated a uniquely continental perspective. Each country presents its own regulatory frameworks, climates, and cultural contexts, and the firm's adaptability ensures that projects are delivered efficiently and with respect for local conditions.

Strategic Partnerships

DMJ Architects has worked with leading architectural practices in the United Kingdom, South Africa, Tanzania, Uganda, Kenya, and Botswana. These collaborations facilitate knowledge exchange, exposure to global design and construction trends, and access to specialized expertise, while preserving the firm's deep understanding of African construction realities.

These partnership networks enhance project quality and innovation, allowing DMJ Architects to deliver internationally informed designs that are locally practical and culturally responsive.

Headquarters and Contact

For clients, partners, and collaborators, **DMJ Architects** operates from its Nairobi headquarters:

- 3rd floor New Muthaiga Mall
- Thigiri Ridge off Peponi Road
- Nairobi

This location enables seamless engagement with clients and stakeholders across East Africa and beyond.

Looking Ahead

As Africa's urban landscapes continue to grow and evolve, the firm remains committed to designing architecture that is sustainable, adaptable, and responsive to future needs. DMJ Architects envisions a continent shaped by buildings that are not only functional and beautiful but resilient contributing lasting value to communities, economies, and the environment.

Through a combination of experience, collaboration, and forward-looking design, DMJ Architects continues to shape Africa's built environment, ensuring that every project reflects both contemporary standards and enduring relevance.





Furniture Palace - The Hub, Nairobi

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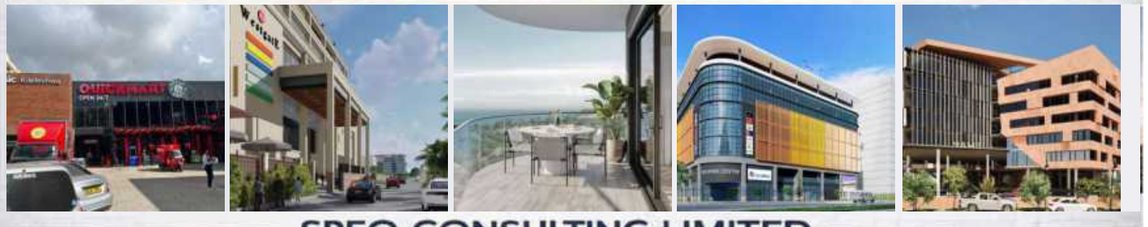
From feasibility and budgeting to project completion, the **SPEQ Consulting team** works closely with **architects, developers and** contractors to ensure every detail is expertly managed and every project succeeds.

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DMJ
ARCHITECTS

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Selected Projects Across Kenya & East Africa



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CONTACT DETAILS

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+254 734 888 557 | +254 708 104 789 | INFO@BBK.CO.KE

CHANI LALL PARTNERSHIP: SHAPING SKYLINES, BUILDING COMMUNITIES, CREATING LEGACIES



M.P SHAH HOSPITAL CANCER CARE CENTRE

A Legacy of Architectural Excellence in Kenya

For decades, Chani Lall Partnership has stood at the forefront of architectural excellence in East Africa, delivering innovative, sustainable, and transformative projects that have shaped the region's built environment. From internationally recognized healthcare facilities and diplomatic missions to iconic commercial towers and prestigious residential developments, the firm's work continues to leave an enduring mark on cities, institutions, and communities.

Based in Nairobi, Kenya, Chani Lall Partnership has earned a reputation for combining visionary design, technical expertise, and practical functionality. The firm's multidisciplinary approach enables it to successfully deliver projects across a wide range of sectors including healthcare, commercial developments, hospitality, diplomatic facilities, institutional buildings, and high-end residential communities.

A LEGACY OF EXCELLENCE

Architecture is more than constructing buildings; it is about creating environments that improve lives. Chani Lall Partnership has consistently demonstrated this philosophy through projects that prioritize human experience, operational efficiency, environmental responsibility, and long-term sustainability.

The firm's portfolio showcases a remarkable diversity of work, ranging from state-of-the-art hospitals and medical centers to landmark office developments that contribute significantly to the skylines of Kenya's major cities.

Through close collaboration with clients, engineers, consultants, and stakeholders, the firm develops solutions that address present needs while anticipating future demands.

INTERNATIONAL AND DIPLOMATIC PROJECTS

Among the firm's prestigious commissions is the Sudan Embassy, a project that reflects Chani Lall Partnership's capability in delivering diplomatic facilities that balance security, functionality, and architectural distinction.

Embassy developments require a unique understanding of international standards, cultural representation, and operational requirements. Through thoughtful planning and refined architectural expression, the project demonstrates the firm's ability to create environments that foster diplomatic engagement while maintaining a strong identity and presence.

The firm's international credentials are further reinforced by its extensive involvement with United Nations facilities in Kenya.

UNITED NATIONS IN KENYA



Few projects carry as much global significance as the United Nations facilities in Nairobi. Chani Lall has played a key role in the development and expansion of United Nations infrastructure, helping create world-class facilities that support international cooperation, environmental stewardship, and global governance.

The projects involved extensive office accommodation, conference facilities, communications infrastructure, recreational spaces, welfare facilities, and landscape integration. Through careful coordination of multiple consultants and specialists, the firm delivered environments that meet international standards while responding to local environmental conditions.

These developments remain among the most important institutional facilities in Africa and continue to serve thousands of international staff, delegates, and visitors every year.

COMMERCIAL LANDMARKS THAT DEFINE THE SKYLINE

Chani Lall Partnership has contributed significantly to Kenya's commercial architecture through the design and development of prominent office towers and mixed-use facilities.

GENERAL ACCIDENT HOUSE



One of the firm's notable commercial projects is General Accident House, developed for General Accident Insurance Company (Kenya) Limited.

The five-storey office complex comprises approximately 4,500 square metres of commercial accommodation supported by forty-five on-site parking bays. Designed to provide a professional and efficient working environment, the development reflects the firm's commitment to creating functional commercial spaces that support business growth and operational excellence.

KALSON TOWERS



Kalson Towers stands as another example of the firm's expertise in commercial architecture. Designed to meet the evolving demands of modern businesses, the development provides premium office accommodation while contributing positively to Nairobi's urban landscape.

The project demonstrates the firm's ability to combine aesthetic appeal with practical workplace solutions, creating environments that enhance productivity and corporate identity.

WESTLANDS DEVELOPMENT



The Westlands project represents one of the firm's major mixed-use commercial developments.

The thirteen-storey office tower comprises approximately 16,500 square metres of commercial space supported by 130 on-site parking spaces. Designed to maximize efficiency and accessibility, the development contributes to the continuing transformation of Nairobi's commercial districts.

Its modern design and strategic planning make it a significant addition to the city's growing inventory of premium office developments.

SUPPLY CENTRE: PRESERVING HISTORY THROUGH ARCHITECTURE



Not all architectural achievements involve new construction. Some of the most challenging projects require the preservation and revitalization of historically significant structures.

The Supply Centre project involved the rehabilitation and extension of a landmark building originally constructed in 1934 within Nairobi's Central Business District.

The project required a delicate balance between preserving the building's historic character and integrating modern functionality. Through sensitive restoration and thoughtful adaptation, Chani Lall Partnership successfully extended the life of an important piece of Nairobi's architectural heritage while ensuring its continued relevance in a modern urban environment.

TRANSFORMING HEALTHCARE INFRASTRUCTURE

Perhaps no sector better illustrates the firm's impact than healthcare. Over the years, Chani Lall Partnership has become one of East Africa's leading healthcare architects, designing facilities that support advanced medical care, operational efficiency, and patient wellbeing.

M.P. SHAH HOSPITAL: A LONG-STANDING PARTNERSHIP



The firm's relationship with M.P. Shah Hospital represents one of the most comprehensive healthcare development programs undertaken by an architectural practice in the region.

Over the years, **Chani Lall Partnership** has designed and delivered numerous facilities within the hospital complex, including:

- Doctors Plaza
- Intensive Care Unit (ICU) Block
- Catering Facilities
- Cancer Care Centre
- Medical and Surgical Wards
- Children's Hospital
- Cardiac Catheterization Laboratory
- High Dependency Unit (HDU)
- Main Entrance Development
- Oncology Medical Centre
- Operating Theatres
- Endoscopy Unit
- Accident and Emergency Department
- Clinical Laboratory
- Renal Unit
- Maternity Ward

Each facility was carefully designed to meet stringent healthcare standards while improving patient care, staff efficiency, and overall hospital operations.

The Cancer Care Centre is particularly significant, providing specialized oncology services through advanced treatment facilities that have helped position M.P. Shah Hospital among the region's leading healthcare institutions.

LIONS MEDICAL CENTRE



The Lions Medical Centre project further showcases the firm's expertise in healthcare architecture.

The facility was designed to support a wide range of medical services while creating a welcoming and efficient environment for patients, healthcare professionals, and visitors.

Its planning emphasizes patient comfort, operational flow, accessibility, and adaptability to future healthcare advancements.

LIONS SIGHT FIRST EYE HOSPITAL & OPTICAL CENTRE



Vision care plays a critical role in public health, and Chani Lall Partnership has contributed significantly to this field through its work at the Lions Sight First Eye Hospital and Optical Centre.

The project involved the development and enhancement of specialized eye care facilities

including consultation rooms, treatment areas, optical services, support facilities, and patient care environments.

The resulting facility supports the delivery of high-quality ophthalmic services to patients from across Kenya and the wider East African region.

LIONS EYE BANK



The Lions Eye Bank project represents another important contribution to specialized healthcare infrastructure.

Designed to support eye tissue preservation and transplantation services, the facility plays a vital role in restoring sight and improving quality of life for patients requiring corneal transplantation procedures.

AGA KHAN HOSPITAL, KISUMU



One of the firm's most ambitious healthcare projects is the Aga Khan Hospital in Kisumu.

The 128-bed facility incorporates a comprehensive range of medical services including:

- Accident and Emergency Department
- Radiology Services
- Registration and Entrance Lobby
- Three Operating Theatres
- Cardiac Catheterization Laboratory
- Central Sterile Services Department (CSSD)
- Day Care Unit
- Intensive Care Unit
- Surgical Wards
- Medical Wards
- Maternity Wards
- Paediatric Wards
- Private Patient Rooms
- Solar Power Systems

The project demonstrates a modern approach to healthcare design that integrates advanced medical technologies with sustainable building solutions.

GURU NANAK HOSPITAL, MAKINDU



Another landmark healthcare development is the Guru Nanak Hospital in Makindu.

The 152-bed hospital provides comprehensive healthcare services through facilities that include:

- Accident and Emergency Department
- Radiology Department
- Renal Unit
- Physiotherapy Centre
- Clinical Laboratories
- Pharmacy
- Dental Unit
- Optical Unit
- Intensive Care Unit
- Operating Theatres
- Medical Wards
- Maternity Wards
- Nurses Training Centre

The project reflects the firm's ability to deliver integrated healthcare environments that support both patient care and medical education.

PRESTIGIOUS RESIDENTIAL DEVELOPMENTS

Beyond healthcare and commercial architecture, Chani Lall Partnership has developed a strong reputation in luxury residential design.

MUTHAIGA TOWN HOUSES



Located on Tchui Lane in one of Nairobi's most prestigious neighborhoods, the Muthaiga Town Houses development comprises seven executive residences designed to offer privacy, comfort, and contemporary living.

The project blends elegant architectural expression with practical functionality, creating homes that respond to modern lifestyle requirements while maintaining a strong connection to their surroundings.

HURLINGHAM DEVELOPMENTS



The firm's residential portfolio also includes premium developments in Hurlingham

These projects showcase Chani Lall Partnership's commitment to creating sophisticated urban living environments that combine quality design, efficient space planning, and lasting value.

BUILDING THE FUTURE

Throughout its history, Chani Lall Partnership has remained committed to excellence, innovation, and sustainability. Its projects demonstrate a deep understanding of architecture's ability to influence communities, improve lives, and support economic growth.

Whether designing a state-of-the-art hospital, restoring a historic landmark, developing a diplomatic mission, or creating a modern commercial tower, the firm's approach remains consistent: deliver thoughtful, sustainable, and enduring architecture.

Contact Information

Company Name : Chani Lall Partnership

Website : www.chanilallpartnership.com

Phone Number : +254722739577

Location : Sri Satyha Sai Centre, Waiyaki Way, Musa Gitau Rd Nairobi, Nairobi City - Kenya

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We Are Honored To Be Associated With Chani Lall Partnership (architects)



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Email: fenwick@fenwick.co.ke
Website: www.fenwick.co.ke

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WE ARE HONOURED TO BE ASSOCIATED WITH CHANI LALL PARTNERSHIP (ARCHITECTS)

At **Geomax Consulting Engineers ltd**, we take pride in delivering innovative, sustainable, and cost-effective engineering solutions that contribute to the successful realization of landmark projects across Kenya and the region.

We celebrate our valued partnership with **Chani Lall Partnership (Architects)** and commend their continued commitment to architectural excellence, creativity, and professional leadership within the built environment.

Together, we continue to shape modern, functional, and sustainable developments that positively impact communities and inspire future generations.

Congratulations and Best Wishes for Continued Success.



Aga Khan Hospital, Kisumu – A Project Associated with
Aga Khan Hspital, Kisumu - A Project Associated with
Chani Lall Partnership (Architects) and Geomax Consulting Engineers ltd.

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KISM TOWERS 8TH FLOOR, NGONG ROAD
Nairobi, Kenya
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Email: info@geomaxke.com
Website: https://geomaxke.com

CHANI LALL PARTNERSHIP
(ARCHITECTS)
Sri Sathya Sai Centre,
Waiyaki Way / Musa Gitau Road,
Westlands, Nairobi, Kenya
P.O. Box 1220-00606 Sarit
Centre, Nairobi, Kenya
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WHAT DO WE DO ?

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Installation: On-site installation air conditioning/ventilation systems witha full high skilled trained teamwith safety and quality is our priority.

Maintenance & Repair: Our goal is to support allcur partners and clientswith full in house maintenance and repairs within the shortest time, with all spares and technical teamhas been our key success for the last 10 years.

COMPLETED PROJECTS

Hotels : Crowne Plaza- Nairobi, Lake Naivasha Resort-Naivasha, White Rhino Hotel-Nyeri, Acacia Premier Hotel-Kisumu, Leopard Beach-Diani, Kempinsky, Nairobi Hospitals, M.P Shah Hospital-Nairobi, Lions Eye Hospital-Nairobi, Aga Khan Hospital- Nairobi,

University : Adventist University Africa-Nairobi, Egerton University-Molo, Aljamea-tus-Saifiyah University -Nairobi,

Office/Malls : Trademark East Africa offices-Nairobi, Mjengo Limited-Thika, Thika Paper Mill-Thika, Rupa Mall-Eldoret, Sanofi East Africa-Nairobi, Spance Data Centre-Nairobi, Kenya Grange-Nairobi, Blow Plast - Molongo

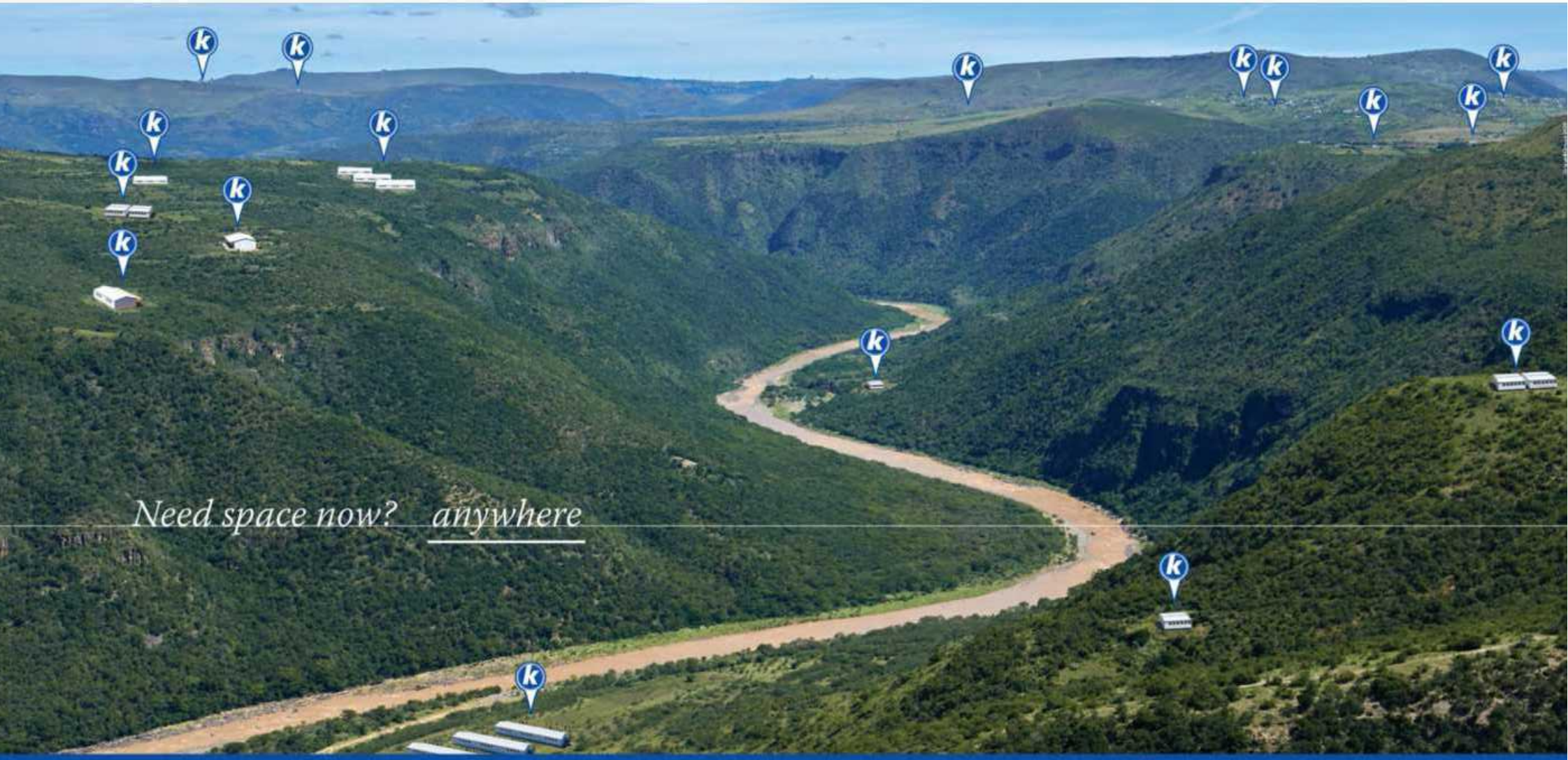
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